




Rolle Gardens
- EXMOUTH -

1, 2 & 3 bedroom apartments

— PLOTS 11-29 —

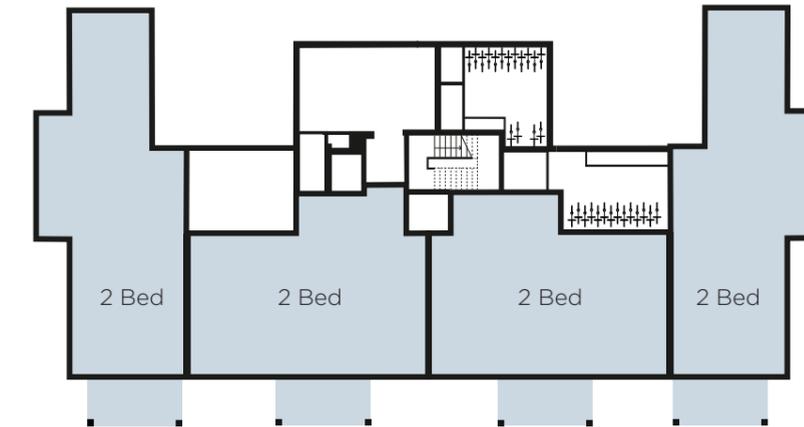


Apartments 11 & 14

Kitchen/Dining/Living	6.5m x 4.9m	21' 6" x 16' 3"
Bedroom 1	3.2m x 3.2m	10' 9" x 10' 9"
Bedroom 2	3.2m x 3.0m	10' 9" x 10' 1"

Apartments 12 & 13

Kitchen/Dining/Living	6.3m x 3.7m	20' 10" x 12' 3"
Bedroom 1	6.3m x 3.1m	20' 10" x 10' 3"
Bedroom 2	3.8m x 2.5m	12' 8" x 8' 5"



Ground Floor

Floor Plan Key

B - Boiler

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. [06/23]



Apartments 15 & 18

Kitchen/Dining/Living	8.7m x 4.9m	28' 10" x 16' 3"
Bedroom 1	4.9m x 3.5m	16' 11" x 11' 9"
Bedroom 2	4.1m x 2.7m	13' 7" x 8' 11"
Bedroom 3/Study	3.6m x 2.1m	12' 0" x 6' 12"

Apartments 16 & 17

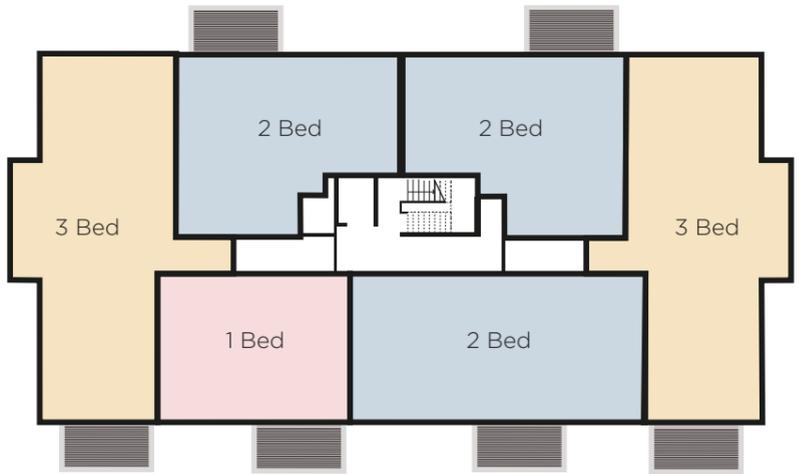
Kitchen/Dining/Living	6.1m x 4.2m	20' 4" x 14' 1"
Bedroom 1	5.1m x 3.0m	17' 0" x 10' 1"
Bedroom 2	4.0m x 2.5m	13' 4" x 8' 4"

Apartment 20

Kitchen/Dining	6.3m x 3.4m	20' 10" x 11' 5"
Living	3.5m x 3.3m	11' 9" x 10' 12"
Bedroom 1	3.9m x 2.8m	12' 11" x 9' 2"
Bedroom 2	3.2m x 3.0m	10' 9" x 10' 0"

Apartment 19

Kitchen/Dining	6.3m x 3.4m	20' 10" x 11' 5"
Living	3.5m x 3.3m	11' 9" x 10' 12"
Bedroom	4.0m x 3.3m	13' 4" x 11' 0"



First Floor

Floor Plan Key

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Apartments 21 & 24

Kitchen/Dining/Living	8.7m x 4.9m	28' 10" x 16' 3"
Bedroom 1	4.9m x 3.5m	16' 11" x 11' 9"
Bedroom 2	4.1m x 2.7m	13' 7" x 8' 11"
Bedroom 3/Study	3.6m x 2.1m	12' 0" x 6' 12"

Apartments 22 & 23

Kitchen/Dining/Living	6.1m x 4.2m	20' 4" x 14' 1"
Bedroom 1	5.1m x 3.0m	17' 0" x 10' 1"
Bedroom 2	4.0m x 2.5m	13' 4" x 8' 4"

Apartment 26

Kitchen/Dining	6.3m x 3.4m	20' 10" x 11' 5"
Living	3.5m x 3.3m	11' 9" x 10' 12"
Bedroom 1	3.9m x 2.8m	12' 11" x 9' 2"
Bedroom 2	3.2m x 3.0m	10' 9" x 10' 0"

Apartment 25

Kitchen/Dining	6.3m x 3.4m	20' 10" x 11' 5"
Living	3.5m x 3.3m	11' 9" x 10' 12"
Bedroom	4.0m x 3.3m	13' 4" x 11' 0"



Second Floor

Floor Plan Key

B - Boiler

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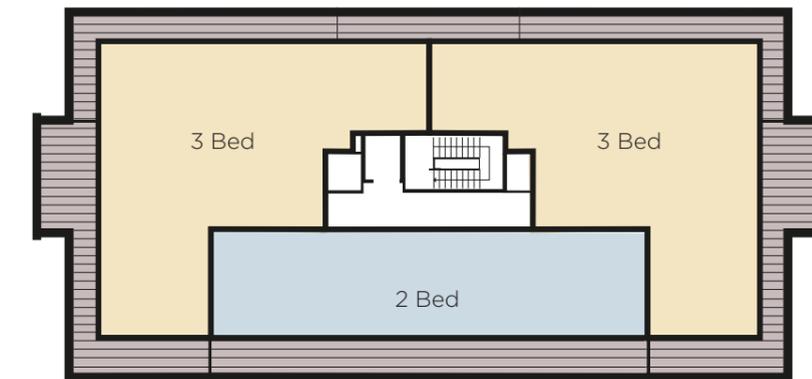


Apartments 27 & 28

Kitchen/Dining/Living	13.1m x 4.7m	43' 3" x 15' 6"
Bedroom 1	4.5m x 3.6m	15' 1" x 11' 11"
Bedroom 3	4.4m x 2.6m	14' 9" x 8' 8"
Bedroom 2	3.3m x 3.0m	11' 0" x 10' 0"

Apartments 29

Kitchen/Dining/Living	9.1m x 4.4m	31' 3" x 14' 7"
Bedroom 1	4.4m x 3.6m	14' 7" x 12' 1"
Bedroom 2	3.2m x 3.1m	10' 9" x 10' 3"



Third Floor

Floor Plan Key

B - Boiler

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Specification

Kitchen

- Contemporary fitted shaker style kitchen with Caesarstone worktop
Choice of colours concepts available dependent on build stage .
- Caesarstone splash-back behind hob
- Under wall unit LED lighting
- Undermounted satin stainless steel sink and mixer tap
- Range of integrated appliances to include:
 - 70/30 Fridge freezer
 - Built-in multifunction single oven
 - Built-in microwave
 - Induction hob
 - Extractor fan
 - Dishwasher

Utility Cupboard

- Space and plumbing for washing machine/dryer

Bathroom/en-suite/cloakroom

- Contemporary white sanitary ware
- Back to wall WC with soft close toilet seat, concealed cistern and dual flush plate
- Wall-mounted wash basin
- Polished chrome brassware by Vado to include:
 - Wall-mounted taps
 - Hand shower set over bath
 - Wall-mounted slimline shower head and hand shower to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath screen
- Sliding clear glazed door to en-suite shower
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower
- Mirror above sink

Electrical fittings and communications

- Mixture of low energy recessed LED downlights, pendants and wall lights
- TV aerial and data points to living room and bedrooms
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to selected areas
- CAT6 network to each room
- Brushed stainless steel sockets and switches above worktop to kitchen
- White sockets and switches
- Brushed stainless steel door bell
- White shaver sockets in bathroom and en-suite

Heating, ventilation and hot water

- Highly efficient gas combi-boiler
- Wall-mounted panel radiators
- Chrome heated towel rail to bathroom and en-suite
- Smart gas and electricity meter

Interior finishes

- Walls and ceiling painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless ironmongery

External finishes

- Oversized front door with spyhole
- High performance triple glazed windows
- Communal bin store
- Communal bike store

Communal areas

- Ceramic tiled flooring to ground floor communal area
- Carpet to communal staircases, first, second and third floor communal areas
- Lift access

Security

- Smoke detectors and Carbon Monoxide alarms
- Multi-point locking system to front door
- Video door entry system to communal doors
- Individual mail boxes located next to communal entrance doors

Peace of mind

- 10 year ICW warranty
- Appointed local management company to maintain all communal areas, instruct maintenance contracts on communal facilities and manage lighting and landscaping



